

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,  
१९६६ चे कलम-३७ (१एए) अन्वये ठाणे  
विकास नियंत्रण नियमावलीतील  
फेरबदलावावत.

महाराष्ट्र शासन  
नगर विकास विभाग  
शासन निर्णय क्रमांक:टिपीएस-१२९४/१२५९/प्र.क्र.२२२/०४/नवि-१२  
मंत्रालय,मुंबई-४०००३२  
दिनांक: - १६ नोव्हेंबर, २००५

शासन निर्णय:- सोबतची सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात दिनांक १९  
नोव्हेंबर, २००५ पर्यंत प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,



( सु.रा.किंशी )  
उपसचिव (अतिरिक्त कार्यभार)

प्रति,

विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी-मुंबई.

आयुक्त, ठाणे महानगरपालिका, जि. ठाणे.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी-मुंबई.

जिल्हाधिकारी, ठाणे.

सहायक संचालक नगर रचना, ठाणे शाखा, जिल्हाधिकारी इमारत, ठाणे.

व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती की, सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या असाधारण राजपत्रात भाग-१ कोकण विभागीय पुरवणी भाग-१ मध्ये दिनांक १९ नोव्हेंबर, २००५ पर्यंत प्रसिद्ध करावी व त्याच्या प्रत्येकी ५० प्रती या विभागास आयुक्त, ठाणे महानगरपालिका, जि. ठाणे व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात)

अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यांत येते की, सदरहू सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी निवडनस्ती (कार्यासन नवि-१२)

**Maharashtra Regional and  
Town Planning Act, 1966.**

- **Notice under section  
37(1AA) of ..**
- **Modification to  
Development Control  
Regulation Thane**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated: 16<sup>th</sup> November, 2005.**

**NOTICE**

No. TPS-1294/1259/CR-222/94/UD-12:-

Whereas the Development Control Regulations of Thane Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by the Government vide Urban Development Department Notification No. TPS-1294/1259/CR-222/94/UD-12:-dated 28<sup>th</sup> April, 1995, under section 31(1) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") to come into force with effect from 1.6.1995;

And whereas, as per Regulation No. M-6.1, of the said regulations any industrial land can be permitted to be utilised for any of the permissible user in Residential & Commercial Zone, subject to provision of land for public utilities and amenities and further 10% shall require to be provided as additional recreational space for land more than 2 ha;

And whereas, the regulation No. M-6.1, of the said regulations clearly specifies that provision for public utilities and amenities shall be considered to be reservations in the Development Plan and TDR shall be available for such reservation;

And whereas, there is no specific provision for FSI/TDR for additional recreational space and Government has received representations to the effect that the additional recreational space may be considered as layout Recreation space and to waive the Municipal Corporation of Thane condition of handing over said additional Recreational space to Thane in lieu of TDR;

And whereas, concerns have been expressed regarding shrinking of open space/ green areas in cities specially where industrial lands are sought to be converted to residential/commercial purposes.

And whereas, Government has carefully examined the provisions of regulation M-6.1 of the said regulations and found it expedient in the public interest to modify these regulations. Govt. also found it expedient to take recourse to the provisions contained in the section 37 (1 AA) of the said Act;

Now therefore in accordance with the provisions contained in section 37(1AA) of the said Act, Govt. hereby publish this notice for inviting suggestions and objections to the proposed Regulations contained in Schedule-A from the public with reasons thereof within 30 (thirty) days from the date of publication of the notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the Dy. Director of Town Planning, Kokan Division, Kokan Bhavan, Navi-Mumbai who is hereby appointed as an officer under section 162 of the said Act and authorised to hear the suggestions and objections which may be received within the aforesaid stipulated period and submit his report to Govt. The suggestions and objections received within the aforesaid stipulated period will only be considered by Govt.

**Note:-**

A copy of the proposed modification i.e. Schedule-A is kept open for inspection by the general public in the offices of the following officers on all working days during working hours:

- 1) Dy. Director of Town Planning, Kokan Division, Kokan Bhavan, Navi-Mumbai.
- 2) The Municipal Commissioner Thane Municipal Corporation, PanchPakhadi, Thane.

This notice is also available on Govt. web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

**By order and in the name of the Governor of Maharashtra,**



**(Ramanand Tiwari )**  
**Principal Secretary to Government**

SCHEDULE-A

(Accompaniment to notice No. TPS- 1594/1259/CR-222/94/UD-12 dated 16th November, 2005)

Modification No.1

Regulation	Existing provision	Proposed modification
Appendix-M (Regulation No.65) M-6.1 Note:2 (vi)(i)	The layout or sub-division of such land shall be approved by the Commissioner, who will ensure that the requisite land for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post and such other amenities, as may be considered necessary, will be provided therein.	i) The conversion of Industrial Zone to Residential/ Commercial Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner. The layout or sub division of such land shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post and such other amenities, as may be considered necessary, will be provided therein.

<p>Appendix-M (Regulation No.65) M-6.1 Note:2 (vi)(ii)</p>	<p>In such layouts or sub-divisions, each more than 2 ha. In area, amenities and facilities shall be provided as required by these regulations.</p> <p>These areas will be in addition to those to be earmarked for public utilities and amenities in accordance with clause c(l) above and in addition to the recreational space as is required to be provided under these regulations and further 10% shall be provided as additional recreational space.</p>	<p>ii) In such layouts or sub-divisions having area more than 2 ha. But less than 5 ha., 20% land for public utilities and amenities like electric sub-station, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.</p> <p>iii) In such layout or subdivision each more than 5 ha. In area, 25% land for public utilities and amenities like electric sub-station, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided. These areas will be in addition to the recreational space as required to be provided under these regulation.</p>
<p>Appendix-M (Regulation No.65) M-6.1 Note:2 (vi)(iii)</p>	<p>The required segregating distance as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purposes.</p> <p>Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.</p>	<p>iv) No change.</p> <p>v) No change.</p>
<p>Appendix-M (Regulation No.65) M-6.1 Note:2 (vi)(iv)</p>	<p>Provision for public utilities and amenities shall be considered to be reservations in the development plan and transferable development rights as in Appendix-W shall be available for such reservations.</p>	<p>vi) Provision for public utilities and amenities shall be considered to be reservation in the development plan and Transferable Development Rights as in Appendix-W or FSI of the same shall be available for utilisation on the remaining land.</p>

Following note shall be added below the above regulations:

**Note:-**

1. Conversion from industrial zone to residential/commercial zone shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Mixed user shall not be allowed.
2. The existing reservations of development plan, if any, (within the percentage mentioned above for public amenities and utilities) will be extinguished and they will be covered in the new regulation.
3. Out of the total floor area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq.mt.

**Modification No.2:**

Following proviso shall be added in Sr. No.20 of Appendix-W (Regulation 34).

However, such FSI on the receiving plots under prescribed regulation Appendix-N.N.1.5-(a) shall be allowed to 100% of the gross plot area without deducting the required public amenity space.



( Ramanand Tiwari )  
Principal Secretary to Government.